

## MINUTES

Date: May 17 <sup>th</sup> 2021	Westmont Homes Association	Start: 6:00 Finish: 7:15
Attendees	Nancy Kocourek (Vice President) Linda Stogsdill (Grounds Chairman) Michelle Van Mill (Treasurer) Sam Harpalani (Newsletter/Communications) Fernando Merenco (Social Chair)	NK LS MV SH FM

Apologies	Sharon Kralicek (Secretary) Ian Morris (President)	SK IM
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Other Attendees	John Rudzinski
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### Presidents Report

NK called the meeting to order.

### Financials

Financials for March were e-mailed to each board member, everything is correct and in order. Regarding member balances, two are due. MV sent letter to one and the other was sold and Patty Steele with HC-KC is getting in touch with the realty company for payment. Affairs have been settled for the Homeowner with eight months past due and the sister has paid all back fees. FM said regarding new homeowners, Patty didn't have any information, only that a house was sold last April. He will stop by tomorrow and drop off the New Home Owners packet. Garage doors of this unit don't match and Fernando will follow up with them and give them an ARC and other needed information. Financials for April were approved.

### Vice Presidents Report

LS said Mark wanted a few minutes of time at the meeting, regarding homeowner (HO) wanting shrubs trimmed more frequently. Mark said budget only allowed for one trim a year, and HO understood. LS felt property was in very good shape and members probably didn't want to pay more. Previously, more trimmings had been done, but that was cut back to once a year due to budget concerns. LS said Mark, with Precision Lawn (PL), would like to trim in hot weather. LS will talk with Mark and send an e-mail out to board. Next, LS brought up that a HO was upset because PL started trimming her lawn and she is a "no-mow" property. Her husband was very upset with Mark and let Mark know. LS questioned HO going directly to Mark and felt that he should maybe go to LS to express his concern.

NK mentioned that the house on Mackey, where the roof didn't match, has put on new roof and they now match.

John brought up HO who purchased a house and painted it without an ARC and it is a different color from their attached neighbors. The roommate says they don't have the money to repaint now. The new HO didn't read book, just hired painters. The house is on the corner of the Antioch entrance. Another house on Mackey has a different chimney color. They agreed to have board members take a look at the house and decide what to do. Discussion was held regarding what to do if homeowner doesn't submit ARC and paints a different color or doesn't follow the guidelines. SH made a suggestion that someone talk with the HO about making corrections to front of house to match the roommate, and leave the rest as is. John then brought up wood rot and replacing boards. Smooth boards are not available, and John said sometimes the thickness is the problem.

John mentioned a HO, on corner of 120<sup>th</sup> that wanted to reside their house, so no maintenance was required, similar to MV's neighbor, which is vinyl siding. John said a home on 119<sup>th</sup> & Mackey is one that is sided, and wondered if we should allow siding. NK thought we should look at each situation separately and make a decision based on the circumstances. JR mentioned that Mark Jenkins, who had been on the board, had passed away. He had fought cancer for over two years, and Sam will put the information in the newsletter.

Minutes from last meeting were approved.

Nancy thanked everyone and the meeting was adjourned.

Submitted by Sharon Kralicek, Secretary